

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR A5 TAKEAWAY

**130 HAWTHORN RD, KINGSTANDING,
BIRMINGHAM, B44 8PX**



1,247 SQ FT (115.8 SQ M)

- SELF-CONTAINED
- MAIN ROAD FRONTAGE
- MODERN PREMISES
- GROUND FLOOR ONLY

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The subject premises are situated in a prominent position fronting the main Hawthorn Road close to the junction with Warren Road. The property is within a popular local shopping centre serving the local residential area and comprises a combination of local and national retailers. Sutton Coldfield Town Centre is located approximately 4 miles to the north and Birmingham City Centre being 4.5 miles to the South.

Description

The property is a two storey mid-terraced building of brick-built construction surmounted by a pitched slate roof. The vacant accommodation is available on the ground floor and benefits from a glazed shop front, tiled floor, plaster & painted walls, suspended ceiling incorporating LED lighting, extraction canopy, a cold store, power points & WC facilities. To the front of the property is an electric metal roller shutter and parking available.

Accommodation

130 Hawthorn Road	SQ FT	SQ M
Ground Floor	1,247	115.8
TOTAL	1,247	115.8

Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

The property is available at a quoting rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2017 rating listing as have a rateable value of £7,700. Rates payable will be in the region of £3,788.40 per annum. This property is eligible for small business rate relief.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

VAT

We understand that the property is not elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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